

## 01 INTRODUCTION AND PROPOSED DEVELOPMENT

### PROPOSED DEVELOPMENT

Mixed use development including flats, student accommodation, hotel, retail and arts facilities with associated public realm and routes within the site.

#### PRE APPLICATION PROGRAMME:

Proposal of Application Notice - 22.04.15

#### Consultation Round 1

Edinburgh Urban Design Panel - 27.05.15  
Old Town Community Council - 09.06.15  
Tollcross Community Council - 10.06.15  
Public Consultation 1 - 17.06.15 - 18.06.15

#### Consultation Round 2

Planning Presentation 08.10.15  
GRASS Presentation - 28.10.15  
**Public Consultation 2 - 29.10.15**

#### THE DEVELOPERS

##### PEVERIL SECURITIES

Peveril Securities is part of the Bowmer & Kirkland Group (B&K) which was established in 1923 and has grown to become one of the UK's most successful privately-owned construction, engineering and development groups. Peveril Securities is currently active in the capital, working with Standard Life on a development in St Andrew Square to deliver office, retail and residential. This is due to be completed in June 2016.

With headquarters in Derbyshire and regional offices in Manchester, London, Sunderland and Glasgow – B&K offers a nationwide service with a regional focus. B&K directly employs 1600 people and thousands more indirectly. They gained Investors in People accreditation in 2001 and were re-accredited in 2004, 2007, 2011 and 2014 demonstrating a commitment to staff and clients.

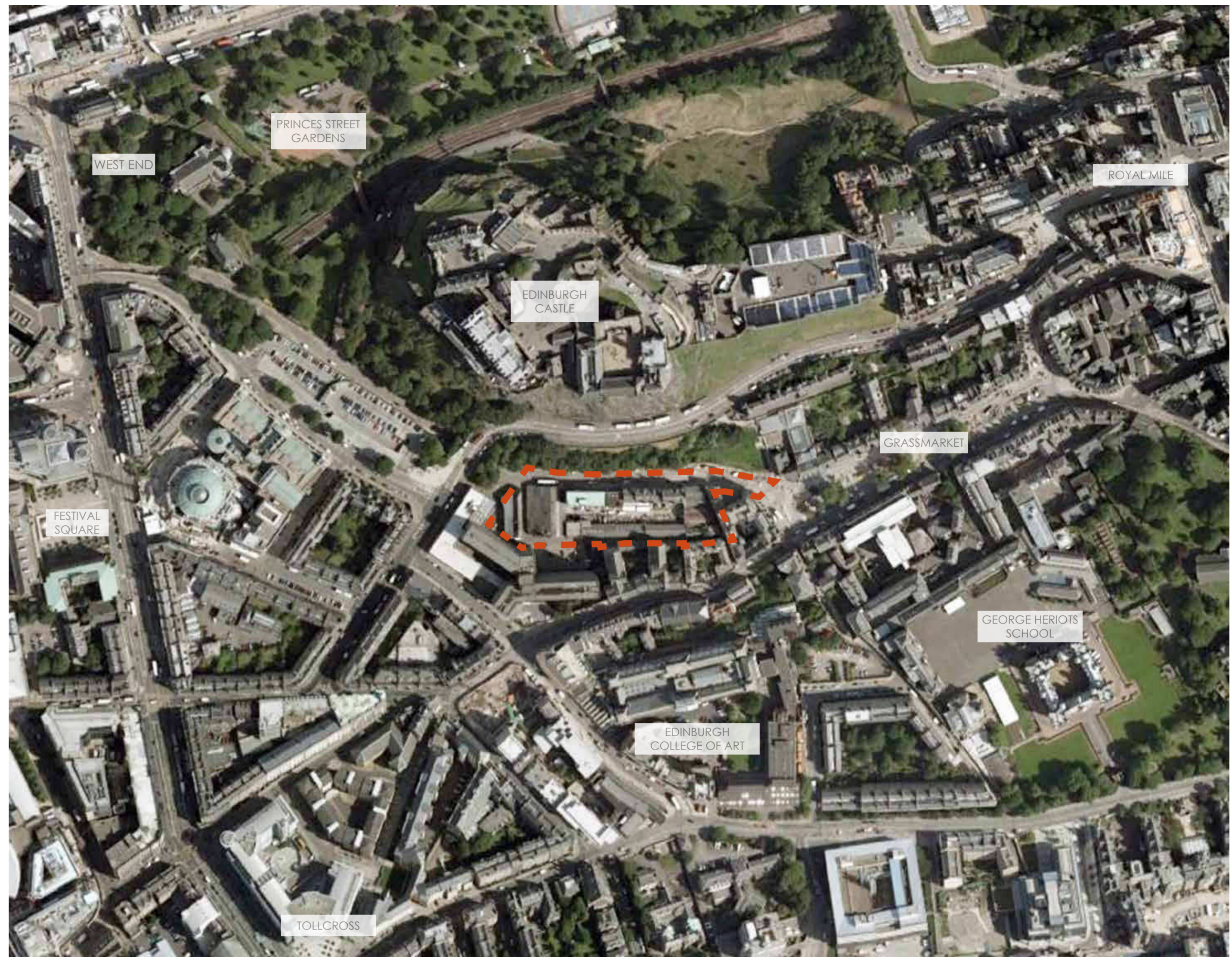
##### CAMPUS DEVELOPMENT MANAGEMENT

Campus Development Management is a company specialising in purpose-built student accommodation. Its four principal business areas are Direct Development, Development Management, UK Advisory and Project Solutions. The Company is involved in every facet of the sector and works throughout the UK advising clients such as Land Securities, St Modwens and Falmouth and Exeter Universities..

Campus has successfully established strategic joint ventures to deliver market-leading schemes in several cities, increasingly including a mix of other uses including residential, retail, hotel and commercial.

##### PROJECT TEAM

Peveril Securities, Campus Development Management, Scott Hobbs Planning, Fletcher Joseph Associates, HarrisonStevens, Knight Frank, Cundall, Max Fordham and Orbit Communications





## 02 SITE AND AREA ANALYSIS

### HISTORIC ANALYSIS

King's Stables Road was widened and given its present name around the time of the 1827 Improvements Act which also saw the realisation of Thomas Hamilton's stunning design for the King's Bridge, opening up access from Lothian Road to the Old Town via Johnston Terrace. Prior to that, it had been shown as the 'Way to St Cuthbert's', or as 'Ferry Road'. In the twelfth century the area formed part of the extensive gardens to the king's castle to the south of the castle rock, and when the castle fell into the possession of Edward III the king's 'Great Stable' was established to the immediate west of the Grassmarket. At the same time the English knights laid out a tournament ground on level ground to the west of the stables for tilting, known as the 'Barras'. James IV instructed a chapel to be erected at the east end of the 'Barras' dedicated to the Blessed Virgin Mary. Located at the foot of Lady Wynd, the chapel was in use in 1508, but was noted as ruinous in 1750. By 1527 the castle gardens had become a 'waste', and were sold to Robert Baillie.

During the eighteenth century the site and the surrounding area was occupied by the sorts of noxious industries that were banned to the edges of the city such as slaughterhouses and tanneries. To the south, roughly where the School of Art is now, there had been a large holding pen for cattle brought in from the landward area. The tenements of Portsburgh, a former Burgh of Barony established beyond the West Port of the Grassmarket, were notorious during the early nineteenth century and were swept away in the social improvements carried out to the West Port in the 1880s. Burke and Hare operated from their unsavoury abode in Tannery Close.

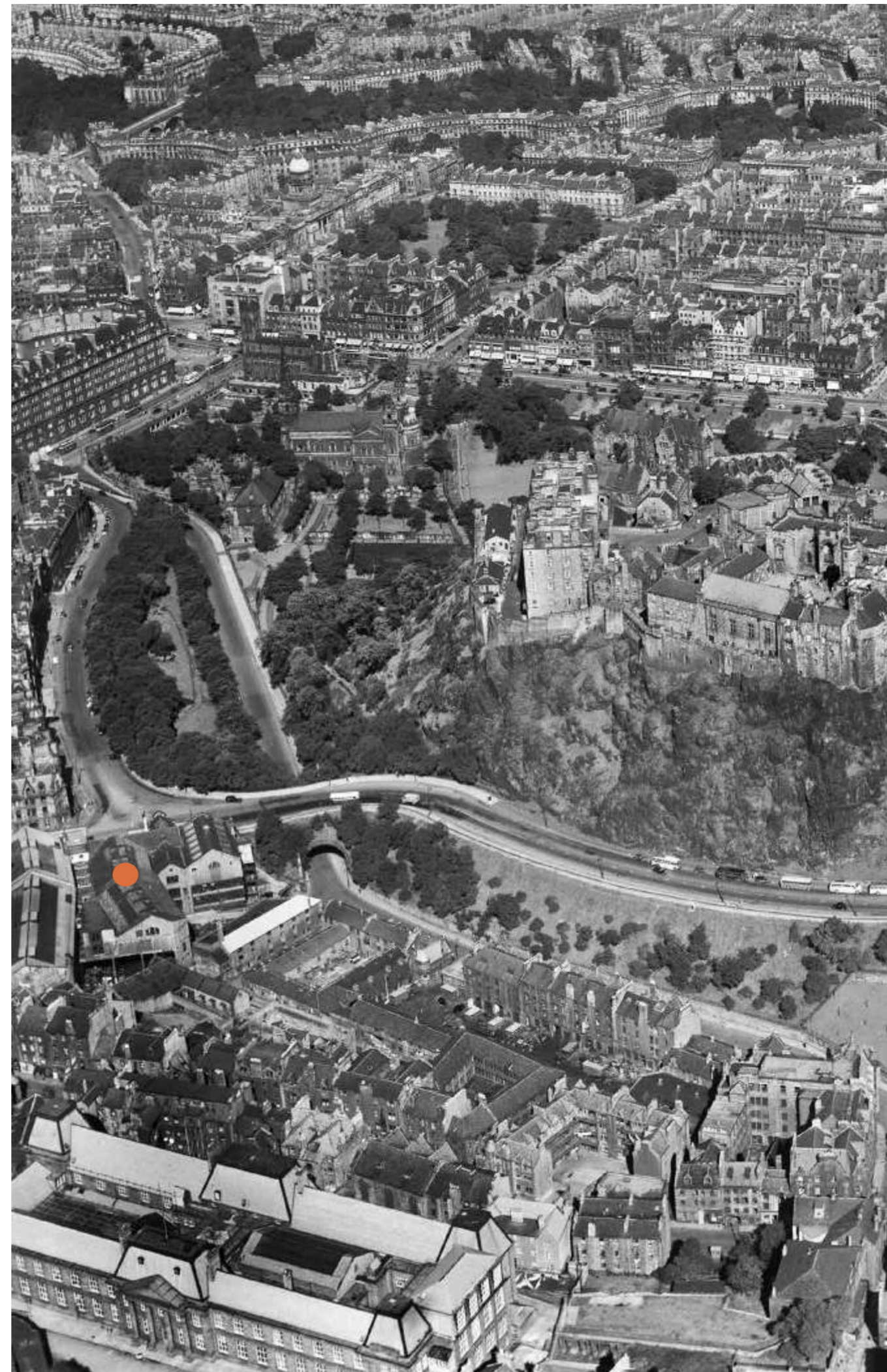
The open site bounded by Baird's Close to the west, the narrow lane to the south (at one stage 'Tanner Street') and Lady Wynd to the east, appears to have been remained largely undeveloped until the early nineteenth century. The range within which the Silk Nightclub is housed first appeared on a map of 1817, in an area known as Livingston's Yards. Tenements grew up on the north side of the block occupied mainly by working men employed by the local industries, and by carters. A slaughterhouse appeared around a courtyard at the west end of the block, but the venture was short-lived and the buildings were in disuse by mid-century. Improved standards of housing arrived with the tenements built by the City on King's Stables Road in the mid-1870s, by which time the large rectilinear courtyard was in use as a police yard. The buildings surrounding the courtyard are of varying age, with many of the earlier structures rebuilt as garaging and servicing structures in the twentieth century. The concrete framed, flat-roofed office building was added in the early 1960s.

The Royal Horse Bazaar (See Fig 4 & 5) was erected by the Croall family prior to 1876 as a large shed, overlooking the site at the corner of Lady Lawson Street and Castle Terrace. During the first half of the twentieth century it was adapted and added to on several occasions to accommodate coach building, before becoming finally a motor showroom and garage operated by John Croall & Sons Ltd. Long before the over-scaled Argyle House was erected as government offices in the late 1960s, the garage buildings dominated the west end of the site and are prominent in the aerial photographs from the 1920s reproduced here (See Fig 1&2).

 - INDICATES CROALL'S GARAGE

### SITE TIMELINE

- LATE 15TH TO EARLY 16TH CENTURY - MAJORITY OF SITE USED AS TILTING YARD FOR ROYAL PALACE JOUSTING
- EARLY 16TH CENTURY TO START OF 18TH CENTURY - SITE LEFT AS WASTE / GARDEN GROUND
- EARLY 19TH CENTURY SITE AND SURROUNDING AREA OCCUPIED WITH NOXIOUS INDUSTRIES SUCH AS SLAUGHTER HOUSES AND TANNERIES
- MID 19TH CENTURY - STONE BUILT BOUNDARY WALL TO KING'S STABLES LANE AND LADY'S WYND FORMED
- 1870S - SITE TAKEN OVER AS CITY YARD AND STABLES. MAJORITY OF BUILDINGS CLEARED WITHIN BOUNDARY WALL. CREATION OF SERIES OF TENEMENTS / WORKERS HOUSING TO KING'S STABLES ROAD
- 20TH CENTURY - FROM 1914 ONWARDS THE SITE INSIDE THE BOUNDARY WALLS START TO TAKE ON THE FORMS THAT EXIST TODAY. SEE PLAN ON SHEET 03



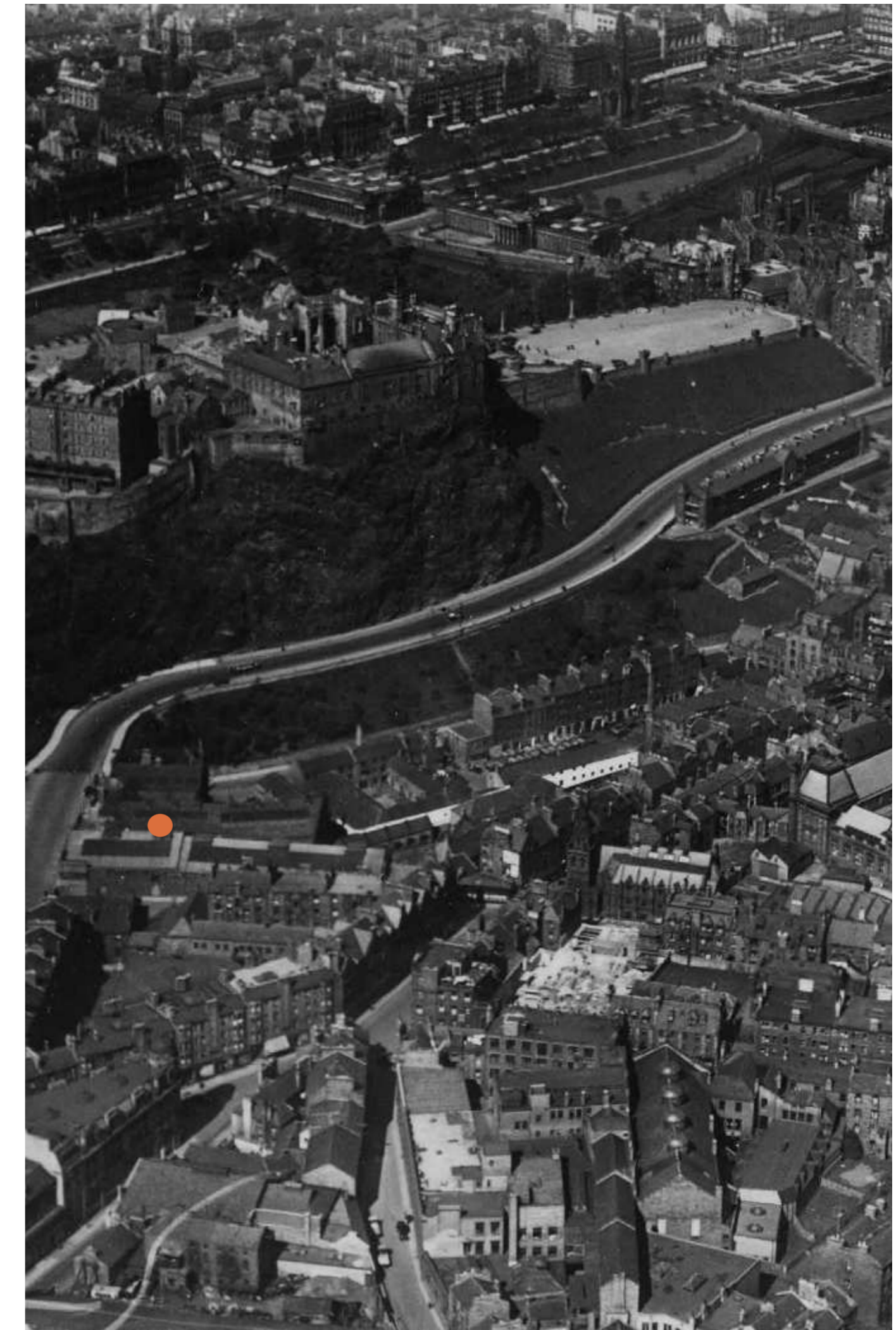
(FIG 1) AERIAL VIEW OF EDINBURGH NORTH-WEST CIRCA 1920 COURTESY OF RCHAMS



(FIG 3) EDINBURGH, CARTER 1858



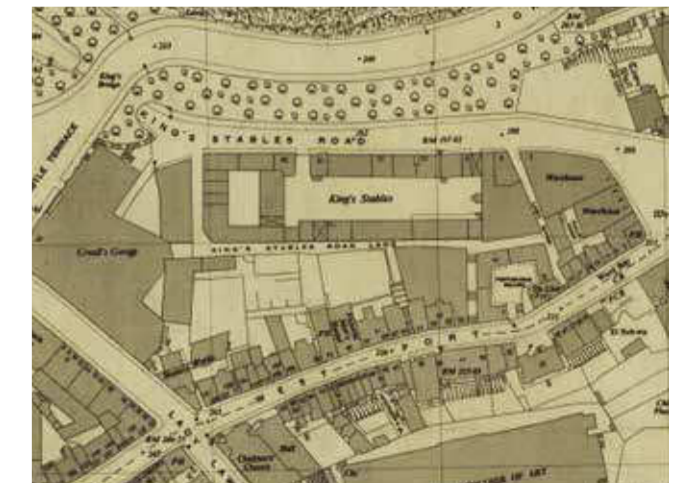
(FIG 4) CROALL'S GARAGE, CASTLE TERRACE 1920'S



(FIG 2) AERIAL VIEW OF EDINBURGH NORTH-EAST CIRCA 1920 COURTESY OF RCHAMS



(FIG 5) OS PLAN 1892



(FIG 6) OS PLAN 1944



# 03 SITE AND AREA ANALYSIS

## SITE CONTEXT AND IDENTITY

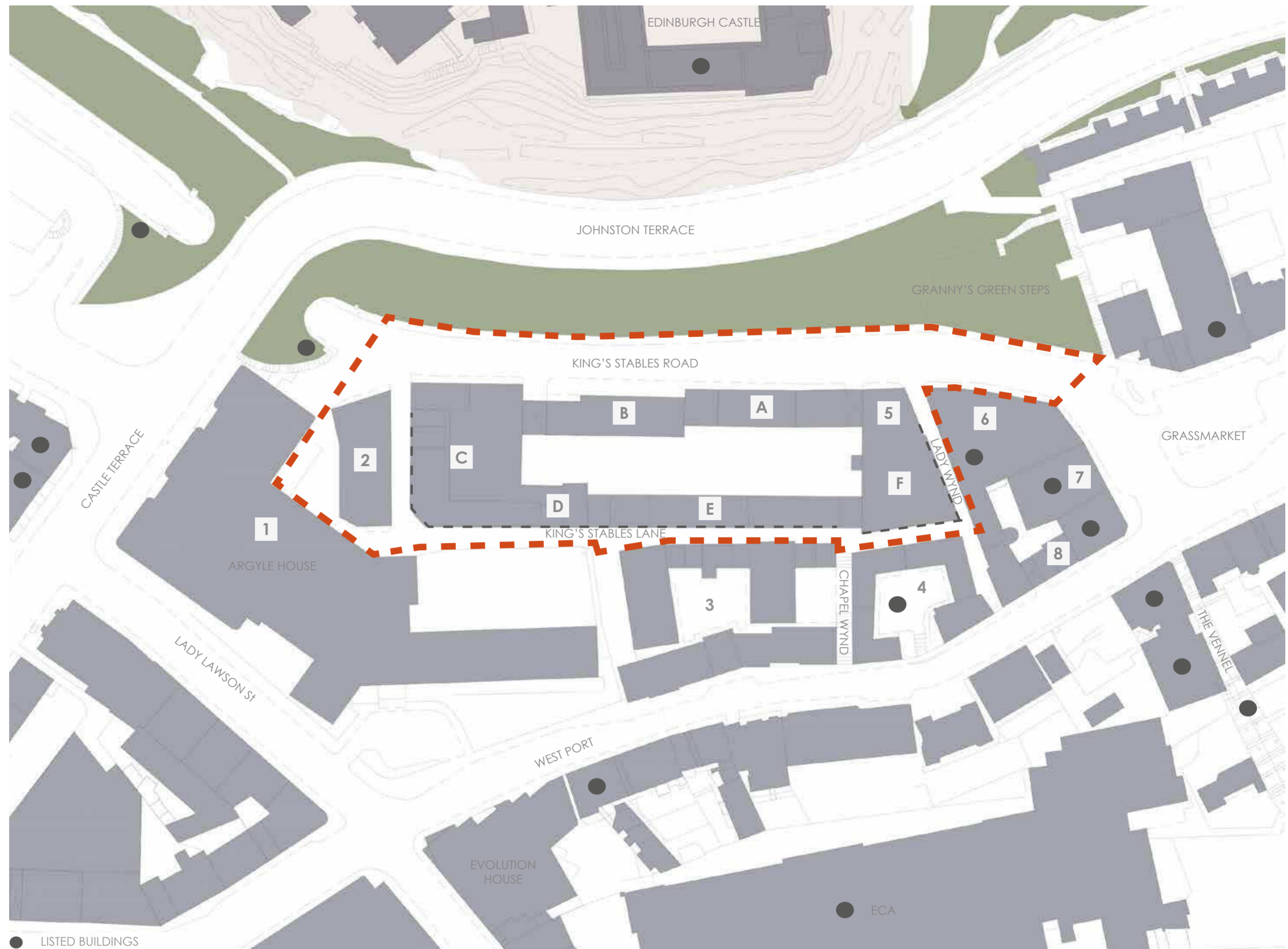
The development site is not altogether typical of the fabric of the Old Town as a consequence of the low grade historic uses that were established in the area, and due to the fact that the old Barras site remained undeveloped until a relatively late stage. Buildings on the north side of the block reflect the improvements carried out to King's Stables Road in the early nineteenth century, but much of the character has been lost at the west end of the site from intrusive redevelopment carried out in the late twentieth century. The flat-roofed office building is an intrusive element that disturbs the rhythm of the street frontages and alters the line of the street. Buildings towards the rear of the site are of a lower scale and height, and while the enclosing rubble stone wall dates to the nineteenth century date the structures facing the courtyard have been introduced throughout the course of the twentieth century and preserve the domestic scale to the lane. The boundary wall to the east is considered to be older, and this area of the site offers the greatest potential for archaeology. The boundary walls will be preserved in the proposed development. Hamilton's elegant bridge with its obelisks will remain the principal focus on King's Stables Road, preserved by the set-back of the frontage to the nightclub building which marked the entry to the old Livingston's Yards. The framed view towards the site through the vault of the bridge on the approach from the north is of interest.

While Argyle House is a modern intruder in the scene that disturbs the grain of the historic townscape there have been many changes to the pattern of the historic townscape throughout the late nineteenth century through to the present time. The rising line of the roofscape on West Port remains a feature of the scene in the elevated views to be enjoyed of the site from the steps leading up to Johnston Terrace and from other viewpoints, including those looking down onto the site from the Castle. With the exception of Argyle House, some of the late twentieth century developments have responded to the topography of the site by achieving a layered effect across the sloping ground, although some of the gables are over-heavy in appearance. The skyline is dominated by the long unrelieved roof of the Art School, and by the glazed upper storeys of the substantial new commercial properties erected at West Port. Although much of the public realm surrounding Argyle House is badly degraded, glimpses to be enjoyed of the Castle through the gaps between the buildings on the north side of West Port, and over the new development, have exceptionally high townscape value which will be enhanced and preserved.

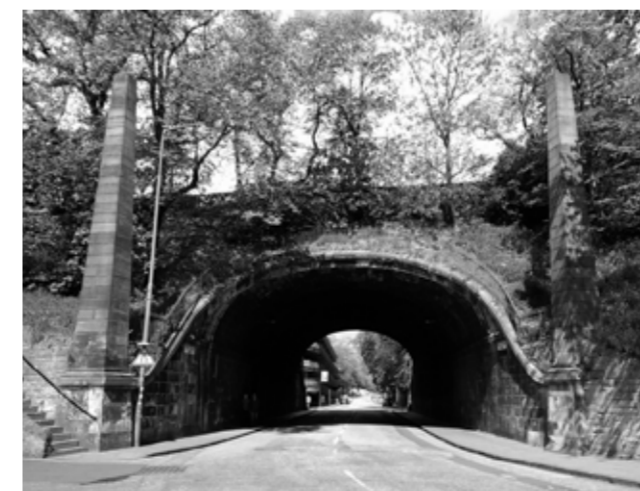
### KEY

- A** 19th Century four storey stone and brick tenement with ground floor vaulted stores, stables and garages
- B** 20th Century five storey office block
- C** 1950's Single Storey workshop. Elements of original stone wall retained on King's Stables Lane
- D** 20th century brick and render with low level stone rubble wall to King's Stables Lane
- E** 20th century brick and cut stone stores and garages with slate roofs. 19th C wall to King's Stables Lane
- F** 20th century steel, brick and render garage structure with brick facade. 19th Century two storey element with rubble walls to Lady's Wynd and King's Stables lane following medieval close with 20th century wall lines sitting over

1. Argyle House - Cast in concrete office building
2. Silk Nightclub - 2 + 3 Storey brick, render and stone built nightclub with pitched slate roof
3. Webster's Land - 1980's 4-7 storey colour rendered residential courtyard development
4. Portsburgh Square - 1950's residential courtyard development of 19th Century court. 4-6 storey in height with rendered facade and tiled, pitched roof
5. 19th C two storey stone residential block
6. 19th C 3 storey residential and retail block with stone walls and articulated pitched roofs
7. 19th C 5 storey residential and retail building with stone wall and articulated turreted features to pitched roof
8. 1980's rendered and pitched roof residential building with ground floor retail



VIEW WEST TO KING'S BRIDGE



KING'S BRIDGE THOMAS HAMILTON



VIEW THROUGH CHAPEL WYND - LAYERING



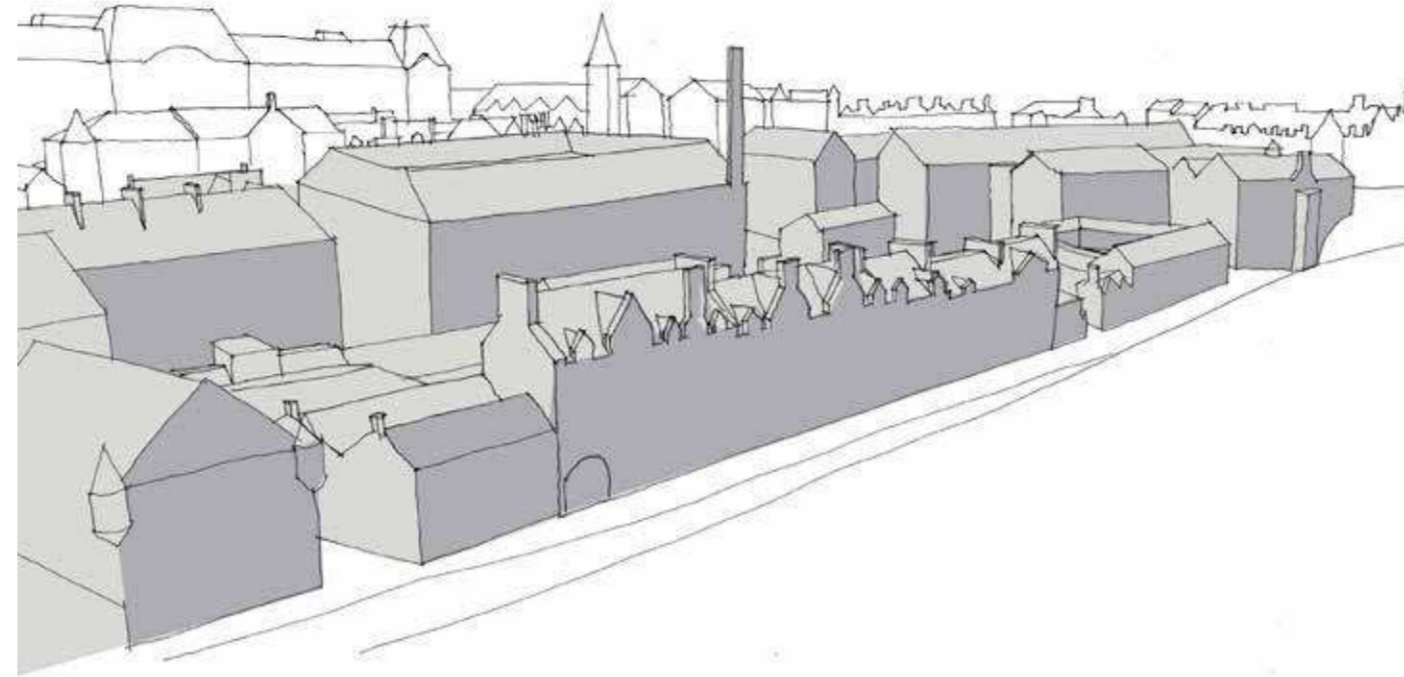
VIEW OF ROOFTOPS



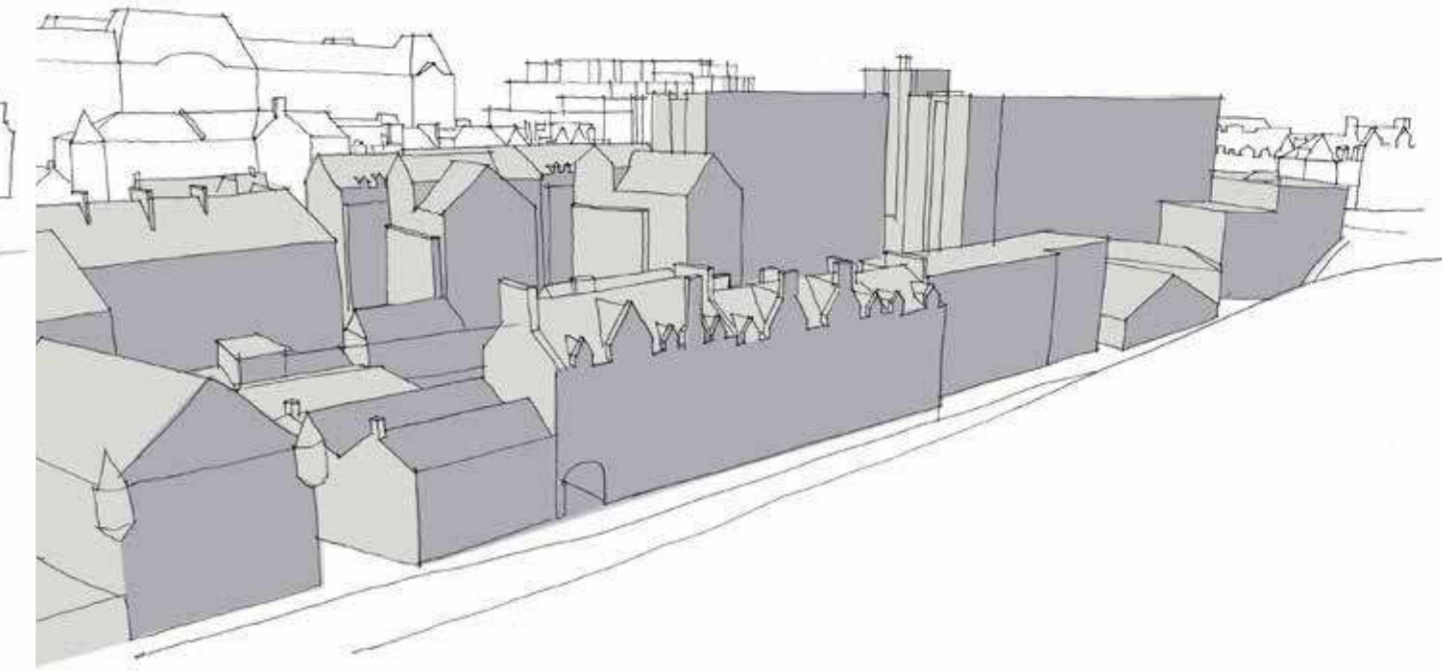
## 04 SITE AND AREA ANALYSIS

### OPPORTUNITY

Opportunities are presented to consider the transition between the development site and any future development at West Port and Lady Lawson Street should Argyle House be demolished at some stage in the future. Maintaining views towards the idiosyncratic tenement corner block on Castle Terrace, designed by Sir James Gowans in the 1860s, will be a consideration, as will be balancing the views towards the Castle and the open valley formation leading towards the Grassmarket and the Cowgate. Historic views of the former motor garage buildings at the corner of Castle Terrace and Lady Lawson's Street, which grew from the Royal Horse Bazaar, indicate that structures of a larger scale can be accommodated here in achieving a satisfactory change in level from the lowest point on King's Stables Road.



PREVIOUS SITE MASSING SKETCH CIRCA 1920



CURRENT SITE MASSING SKETCH



PROPOSED SITE MASSING SKETCH



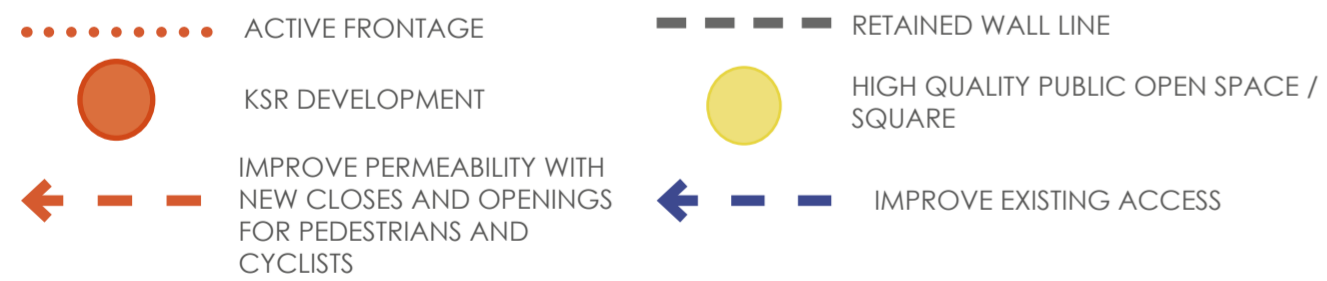
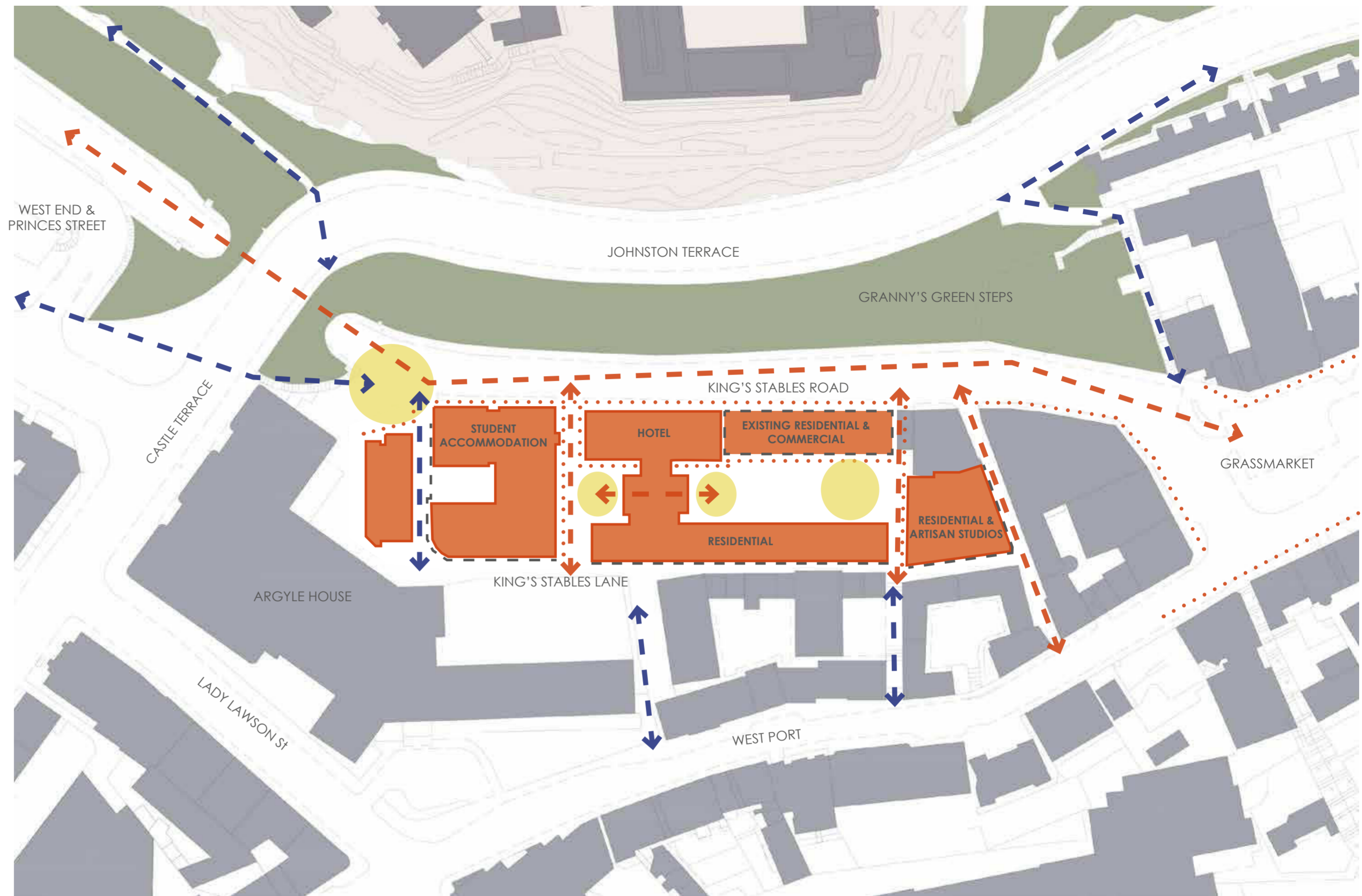
SITE MASSING SKETCH WITHIN WIDER MASTERPLAN



# 05 CONCEPT DESIGN DEVELOPMENT

## RESPONSE TO BRIEF

1. Create a clearly recognisable sense of place that fully integrates with the surrounding area in a mixed use form  
 Framed views of Castle and surrounding context  
 Street activation  
 Courtyards, common space and gardens redeveloped
2. Re-establish historic building lines and improve permeability through the site  
 Analysis and integration of historic wall line along King's Stable's lane continuing  
 Create new routes through site, along historic closes, linking to Westport
3. Enhance movement and access to and within the site  
 Active Street frontage creating interest and link between West end and Grassmarket  
 Retail, Hotel and Arts use creating diverse uses within site and connecting to adjacent areas and campus
4. Respect and enhance the skyline and key views  
 Rhythm and massing to respect height of adjacent tenements and respond to height at west of site and Castle Terrace
5. Place sustainability at the core of future redevelopment proposals  
 Building design proposed to perform better than current Building Regulation Standards
6. Courtyard Plan form to be retained and incorporated within development  
 Hotel, Housing and Arts Facilities to be accessed from courtyard  
 New courtyard form within student housing with glimpsed views from King Stables Rd
7. Well considered roof scape  
 Articulation of the roof scape to be considered and developed to respond to and further enhance the undulating existing dynamic roof scape and ad-hoc variety of the old town.  
 Roof Gardens and active inhabitation of upper floors  
 Materials responding to context
8. Carefully considered public realm and use of appropriate materials such as stone to principle elevations and ground floor  
 Established corridors to lead to more intimate courtyards and common spaces with reference to Edinburgh's historic closes and gardens amongst an intentional high density of built form  
 Physical permeability through the site is encouraged through the considered series of closes leading to, and reactivating King's Stables lane
9. Wider Development Brief - Argyle House & King Stables Road Sites  
 Careful site analysis has been carried out to ensure a coordinated masterplan can be achieved which delivers and enhances the ambitions of an integrated wider redevelopment incorporating the Argyle House site

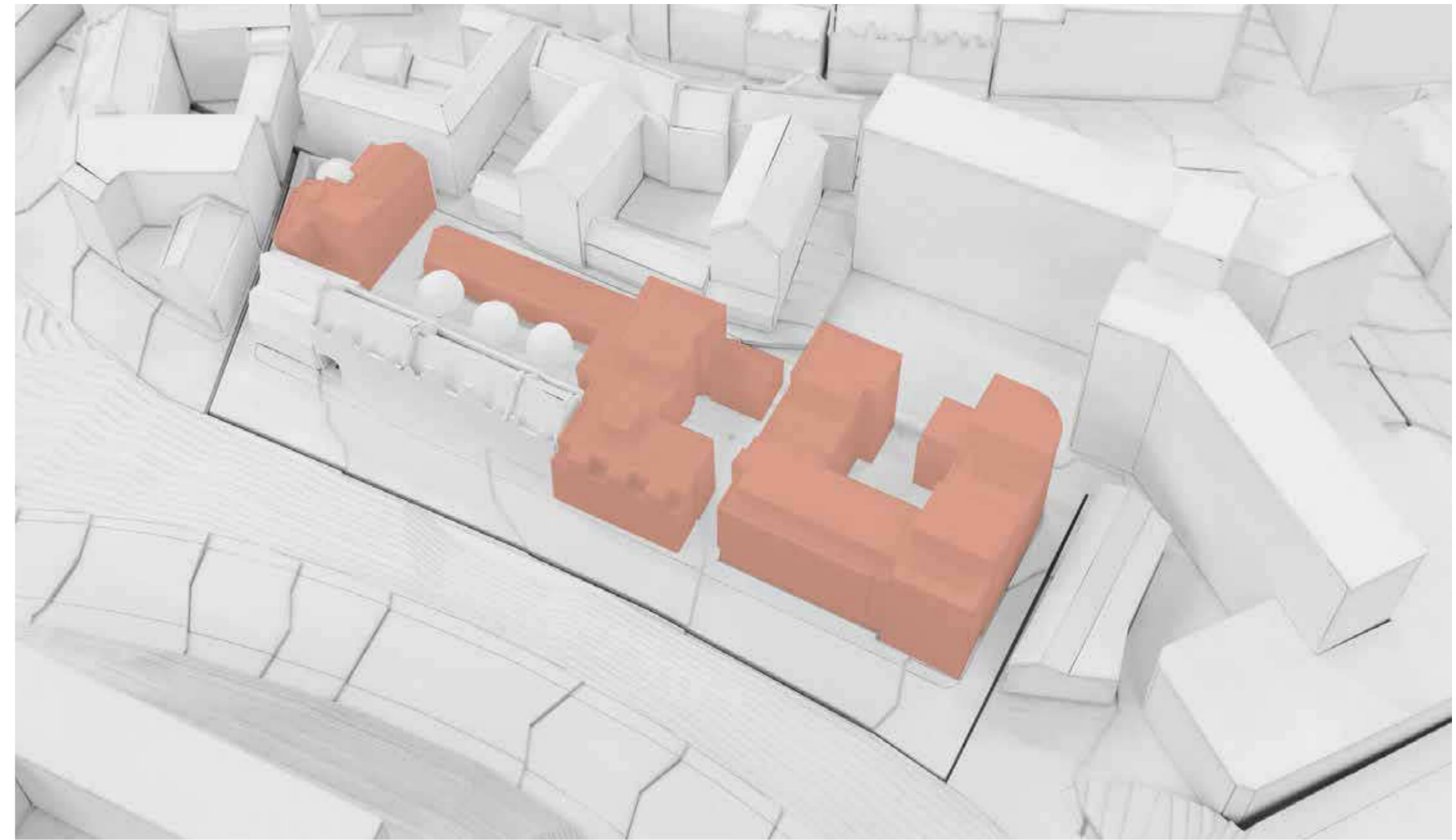




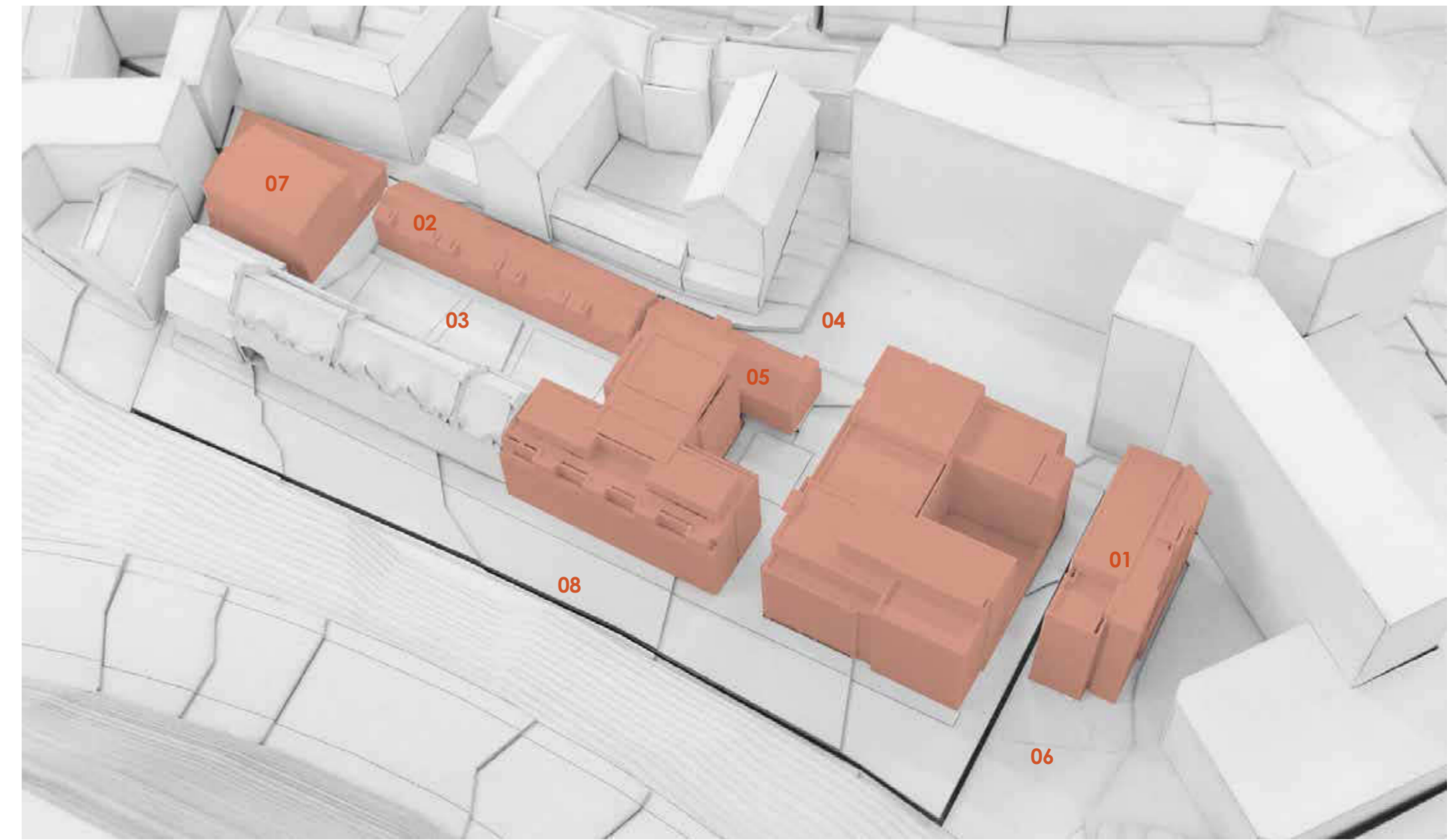
## 06 DESIGN SOLUTIONS

### KEY UPDATES

1. PROPOSALS TO INCLUDE NIGHTCLUB SITE ALLOWING FOR REDUCTION IN OVERALL MASS OF DEVELOPMENT AND REMOVAL OF MAJOR CAUSE OF ANTI-SOCIAL BEHAVIOR IN THE VICINITY OF THE SITE
2. 28 RESIDENTIAL UNITS INCLUDING 25% AFFORDABLE ACCOMMODATION AND RE-ORIENTATION OF HOUSING BLOCK TO REDUCE IMPACT ON ADJACENT PROPERTIES SUCH AS PORTSBURGH COURT, LADY WYND AND WEBSTERS LAND
3. EXTENDED CENTRAL COURTYARD PROVIDING INCREASED AMENITY AND IMPROVED SETTING FOR EXISTING TENEMENT
4. IMPROVED ACCESS TO KING'S STABLES LANE INCLUDING INCREASED REFUGE SOLUTION AND APPROPRIATE STREET LIGHTING FOR NEW AND EXISTING RESIDENTS ON KING'S STABLES LANE
5. MEWS FORM TO BE WHOLLY RETAINED AND HOTEL SET FURTHER INTO SITE TO REDUCE IMPACT ON ADJACENT BUILDINGS AND CREATING BETTER SETTING FOR RETAINED TENEMENT
6. NEW PUBLIC REALM OPPORTUNITY AT THE FOOT OF KING'S BRIDGE
7. ART FACILITY SET OVER TWO LEVELS BENEATH UPDATED HOUSING
8. INCREASED ACTIVATION TO KING'S STABLES ROAD



PREVIOUS SITE MASSING MODEL



CURRENT SITE MASSING MODEL



# 07 DESIGN SOLUTIONS

## SITE PLAN



### KEY

1. ARTS FACILITY AND RESIDENTIAL ABOVE
2. RESIDENTIAL
3. COMMERCIAL / RESTAURANT
4. HOTEL
5. STUDENT ACCOMMODATION
6. MAIN COURTYARD
7. KING'S BRIDGE PUBLIC AREA
8. KING'S STABLES LANE IMPROVEMENTS



# 08 DESIGN SOLUTIONS

## CONTEXT ELEVATIONS



NORTH ELEVATION - KING'S STABLES ROAD



SOUTH ELEVATION - KING'S STABLES LANE



## 09 DESIGN SOLUTIONS

### MASSING MONTAGES



JOHNSTON TERRACE MONTAGE



CASTLE ESPLANADE MONTAGE



# 10 DESIGN SOLUTIONS

## MASSING MONTAGES



GRANNY'S GREEN STEPS MONTAGE



CASTLE TERRACE CAR PARK MONTAGE



# 11 DESIGN SOLUTIONS

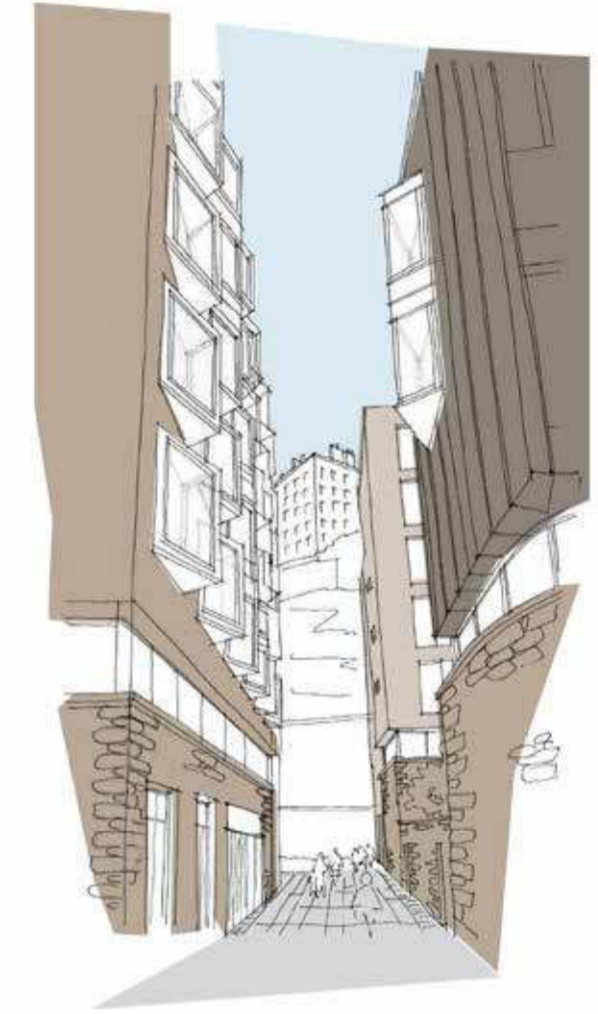
## SKETCH DEVELOPMENT



KING'S STABLES ROAD VIEW EAST



HOTEL AND MEWS COURTYARD VIEW WEST



BAIRD'S CLOSE LOOKING NORTH THROUGH STUDENT ACCOMMODATION



KING'S STABLES LANE HOTEL AND MEWS



KING'S STABLES LANE LOOKING WEST



MEWS, RESIDENTIAL AND ARTS FACILITY FROM COURTYARD



# 10 DESIGN SOLUTIONS

## A - CHARACTER

The existing site shows characteristics of the Old Town at whose western edge the site sits. Tight closes and pends between buildings frame slender views primarily following the north/south orientation. What is particular here is pronounced vertical vistas of the castle, cliffs, grannies green and street below. The Multi-level nature of the area is reflected in terraces, courtyards and gardens stepping up and outward from the valley topography of the site e.g. Castle Terrace, Johnston Terrace, Grannies Green to the north and Webster's Land, Portsburgh Square and Westport Community Garden to the south. Opportunities for viewing and fairly open aspect to the south are reflected in areas of organic growth and inhabitation- most notably on rooftop terraces adjacent to the east end of the site. Natural materials are obvious across the site with stone sets the existing surface at Lady Wynd and most of Kings Stable Lane. Concrete paving has been used on the pavement along Kings Stables Road and tarmac to the roadway. In the large existing courtyard, sets are prevalent and signs of industrial heritage exist in the organisation of groundscape and ground based features. The proposal works hard to not only support these existing qualities but to enhance and strengthen the character of urban realm and external space that can be discovered in the Old Town. Existing closes are maintained and two new pends introduced that extend through the site. External active space will exist not only at ground level but also extend to roofscape as varied and active amenity. Groundscape will improve through significant replacement or relaying of existing surfaces. The relatively narrow Kings Stables Road pavement will be widened and re-laid to provide greater functionality and improved amenity. Materials will be appropriate and new interventions complimentary to clearly state a measured and confident development.

## B - CONNECTION

In the N/S orientation, Lady Wynd offers through connection from Westport to Kings Stables Road while Bairds Close provides connection from KSR to Kings Stable Lane only. Chapel Wynd offers visual connection but no though route and a visual connection exists between Argyle House and West port tenements. Kings Stables Lanes runs East / West and connects Lady Wynd to Bairds Close. Visual amenity is maintained and increased visual and physical connection introduced with public access through new courtyards at the Arts facility and Hotel.

## C - STREET FRONT AND PUBLIC SPACE

The existing King Stables Road has little or no activity at ground level with the street comprising unoccupied, derelict and night use [nightclub] activity from west to east. Whilst Kings Stables Lane is a public route it has no 'street front' activity beyond an open fronted public carpark. There are no discernible public spaces on the site. Kings Stables Road will be re-activated through a sequence of 'retail' [restaurant, hotel entrance and café outlets that will provide amenity to residents and draw people as destination beyond The Grass market. A new public space will be created at Kings Square with the Kings Bridge given more prominence and visual connection between Kings Bridge and the street below enhanced to improve footfall from upper to lower street level. A sequence of public courtyards will be developed in harmony with the Old Town typology of interconnected closes and discovered courtyard spaces; The Main Courtyard will become a multi-functional space for eating, socialising or relaxing as resident or visitor-proportionally unique, it will naturally extend from hotel or art space and as an outdoor amenity space to new mews houses. A new smaller courtyard will be activated by the hotel facilities and be a new discovered place in the neighbourhood with dynamic view of the castle. Student Courtyard- this will be a space for private student access with public access adjacent and secondary viewing into the green space.

## D - SAFETY AND SECURITY

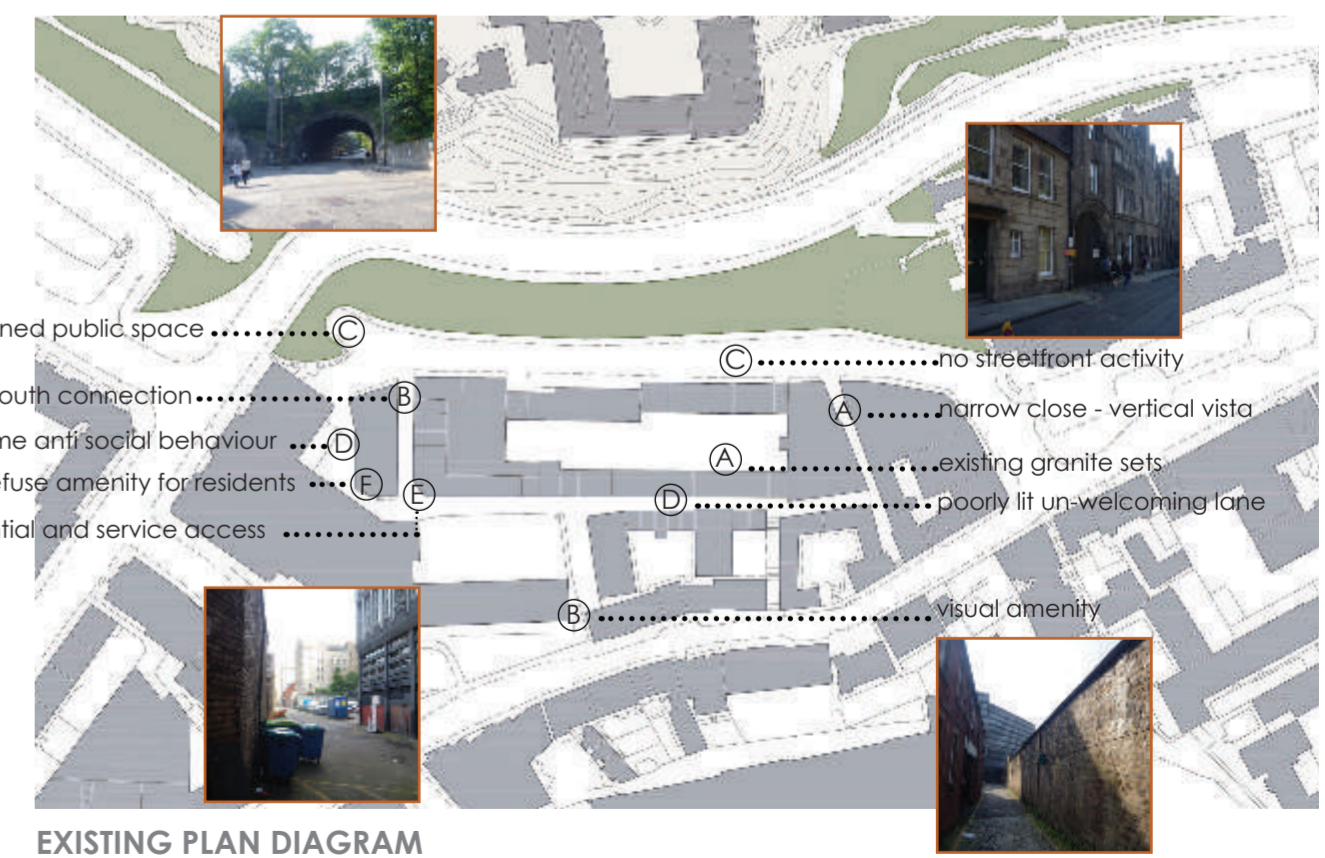
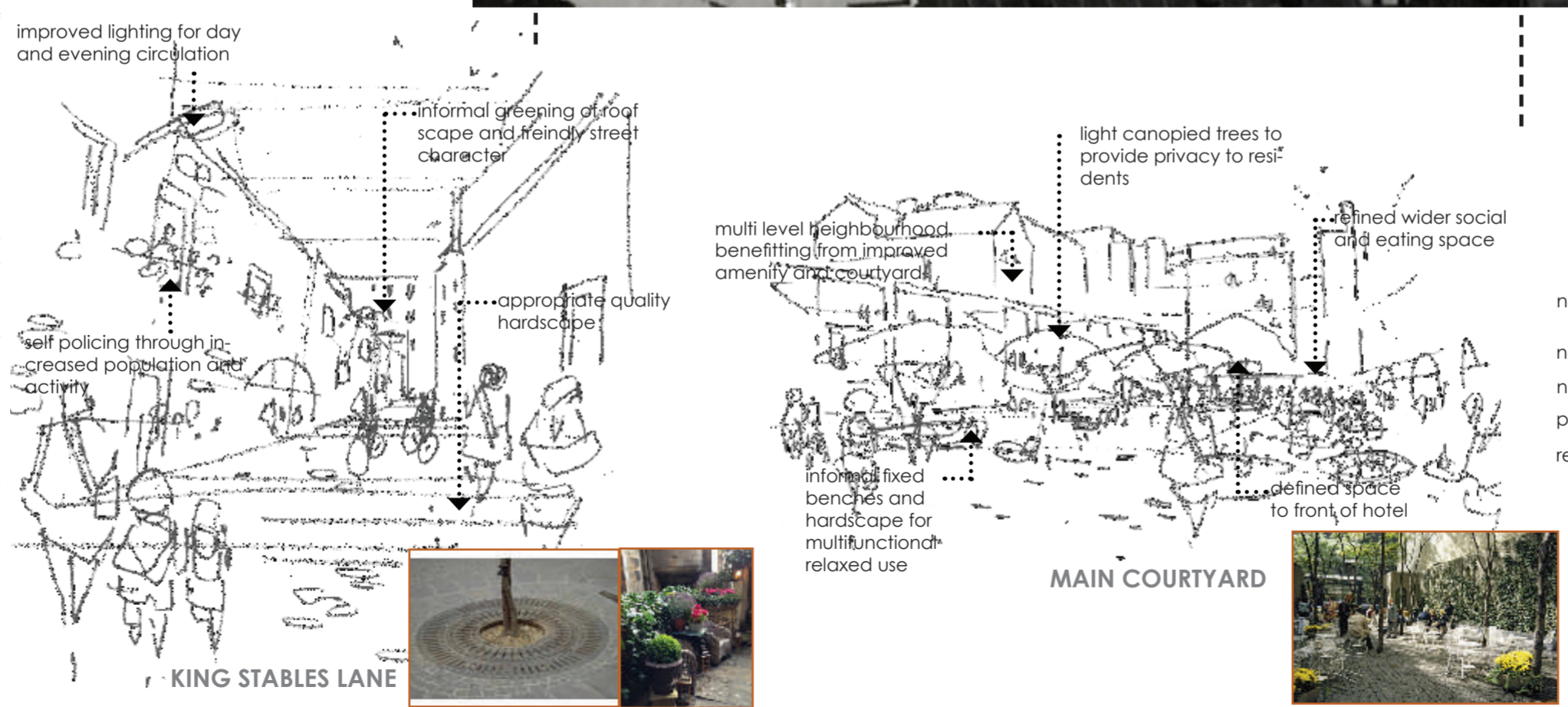
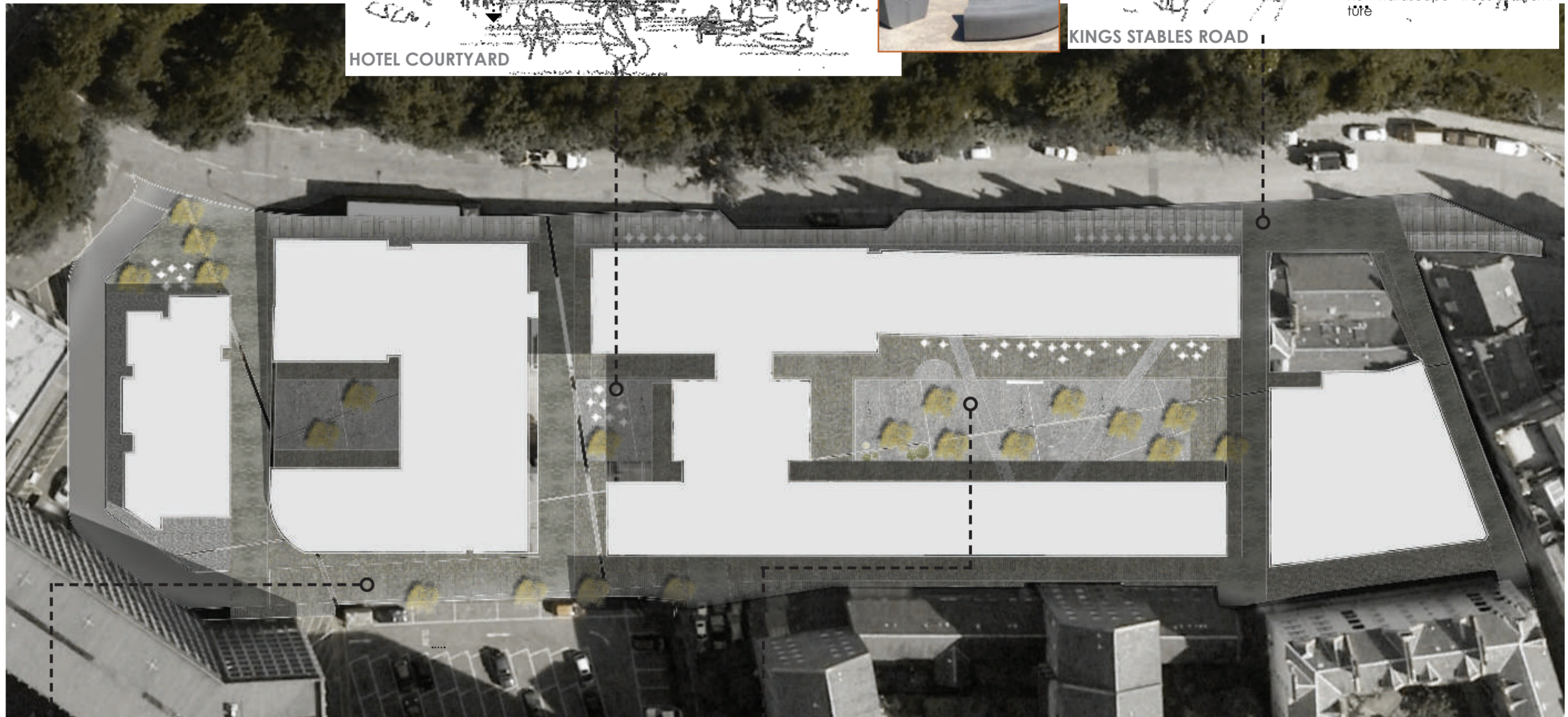
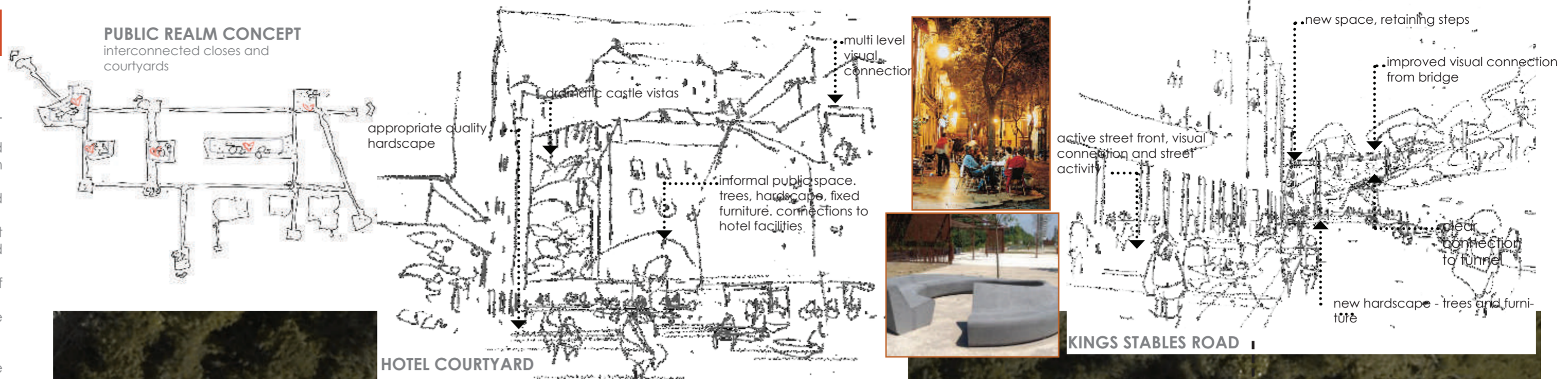
All routes through and around the site suffer from a poor level of activity beyond high-time club facility which brings with it a level of anti-social behaviour and disruption to the neighbourhood. The streets are unwelcoming, poorly lit and do not encourage circulation or use by current tenants or members of the public. The intention is to significantly improve the quality and level of lighting in and around the site with all route well-lit through appropriate and quality fittings mounted where possible on facades to avoid ground level clutter. The neighbourhood will naturally benefit from the increased population that the development will bring. The varied permanent and visiting population brings natural policing and diverse day and evening activity in keeping with a mixed residential and commercial area. Importantly the redevelopment of the nightclub site will significantly improve the evening amenity and character of the area.

## E - ACCESS

Tenants benefit from access to Kings Stables Lane via Bairds Close and the intention is to maintain this route with drop bollards onto King stables Road for clear private or approved service access only.

## F - SERVICING AND REFUSE

Kings Stables Lane tenants currently suffer from poor refuse amenity and associated public health issues. The proposal will provide increased amenity through new permanent bin storage integrated into the new development.



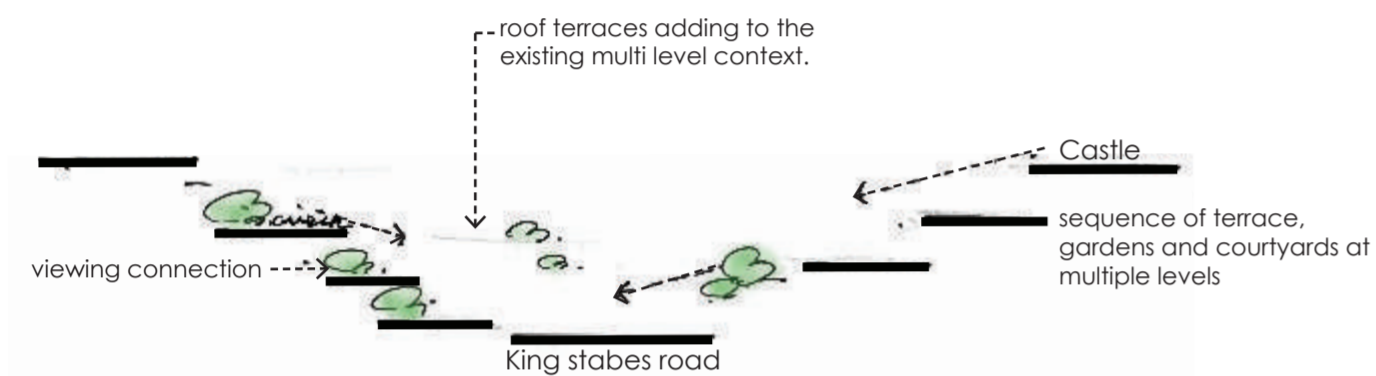


# 12 ROOF-SCAPE SHEET

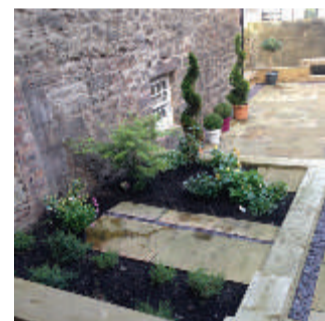
## ROOFSCAPE:

As the site sits in a valley between castle and college, buildings and external space between naturally step and are interconnected between changing levels. Roofscapes in turn follow a pattern of visually overlapping, layering in section and demonstrating informal and planned growth over hundreds of years. Roof form and 'styles' alter across the period- highly decorative gables with pitched roofs behind, articulated pediments, mansard and flat roofs are evident. Surprising moments of colour, planted terraces, informal inhabitation and expansion can all be discovered.

In the proposals, roof heights and rooflines are created which mediate and respond to the context of tenement scale buildings on West Port, Lady Lawson St and Castle Terrace and the buildings on King Stables Road. They deliver a varied roofline in keeping with the ad-hoc variety of the Old Town. Drawing from precedent local to the site and the rest of the Old Town, the forms suggested offer a dramatic roofscape of inhabited stepping spaces when viewed from Johnston Terrace and the Castle. By the subtle variation of design of each roof space, it will offer a mix of uses each having their own sense of place.



## EXISTING MULTI LEVEL CONTEXT



CONTAINED PLANTING



AD HOC BUILT FORM IN THE OLD TOWN



ACTIVE ELEVATED TERRACES



VARIED ROOFSCAPE



ST CHRISTOPHER INN DIVERSE ROOFSCAPE



MULTI LEVEL CONTEXT



SIGNIFICANT INTERVENTION WITH STEPPED ROOFSCAPE



MULTI LEVEL AND LAYERD STREETSCAPE



CUBIC FORMS IN THE OLD TOWN



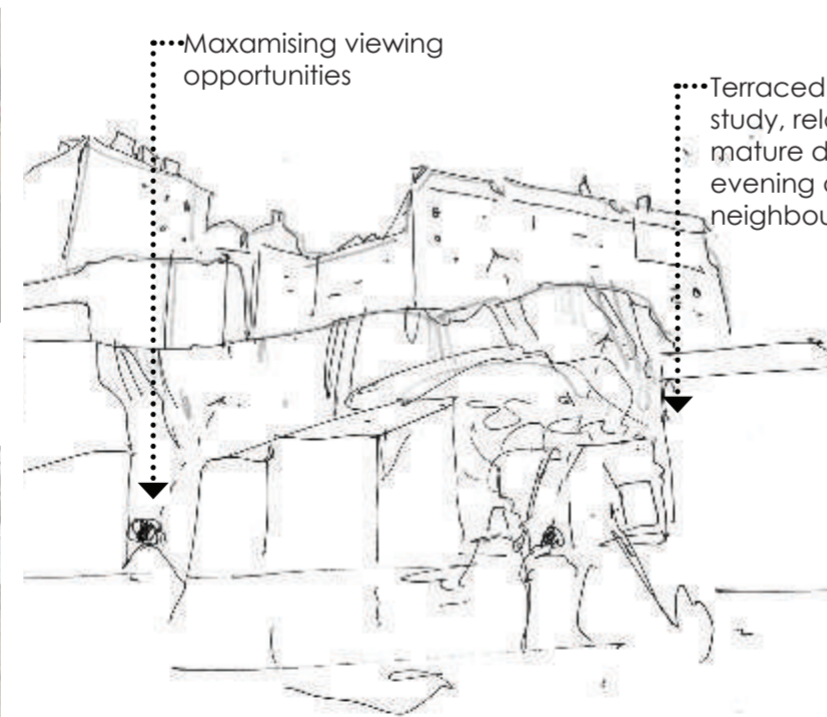
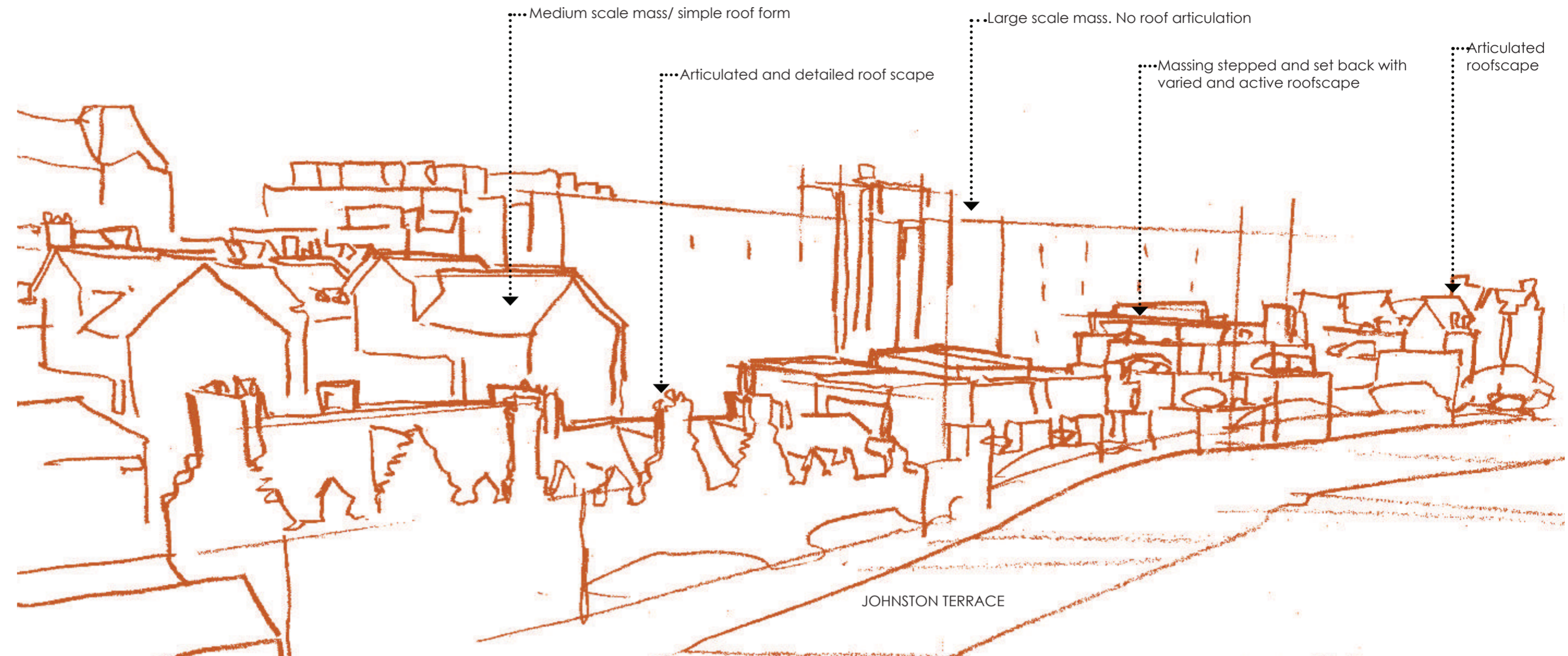
INTERCONNECTED ELEVATED TERRACES



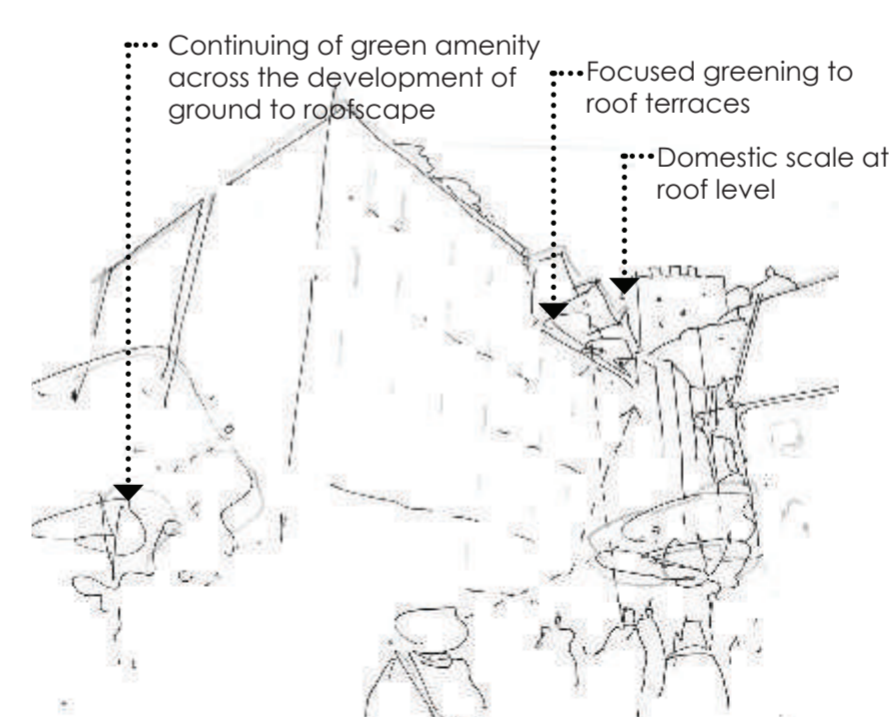
CUBIC FORM IN THE OLD TOWN



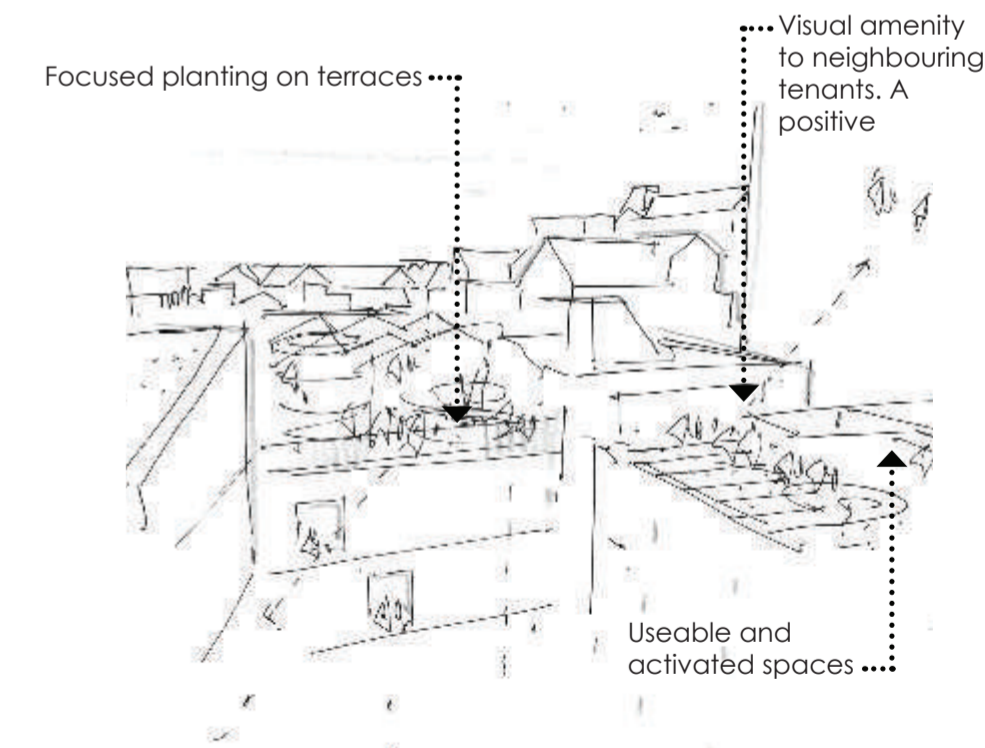
CONTEMPORARY INTERVENTIONS



SPECIAL VIEWING FROM THE ROOFTOP



A NEW CASTLE VIEW



POSITIVE CONTRIBUTION TO THE NEIGHBOURHOOD



## 14 NEXT STEPS

This exhibition is a cornerstone of our Round 2 consultation stage, and is the second of our two public exhibitions. We have listened carefully to comments received at the Round 1 consultation, and have responded with a carefully researched and sensitively designed development that will enhance the character of the conservation area, and make a special contribution to the outstanding universal value of the World Heritage Site,

Our target for the submission of a planning application and conservation area consent application is late November. Once we submit the application there will be formal consultation undertaken by the Council, and there will be a further opportunity to make comment at that stage.

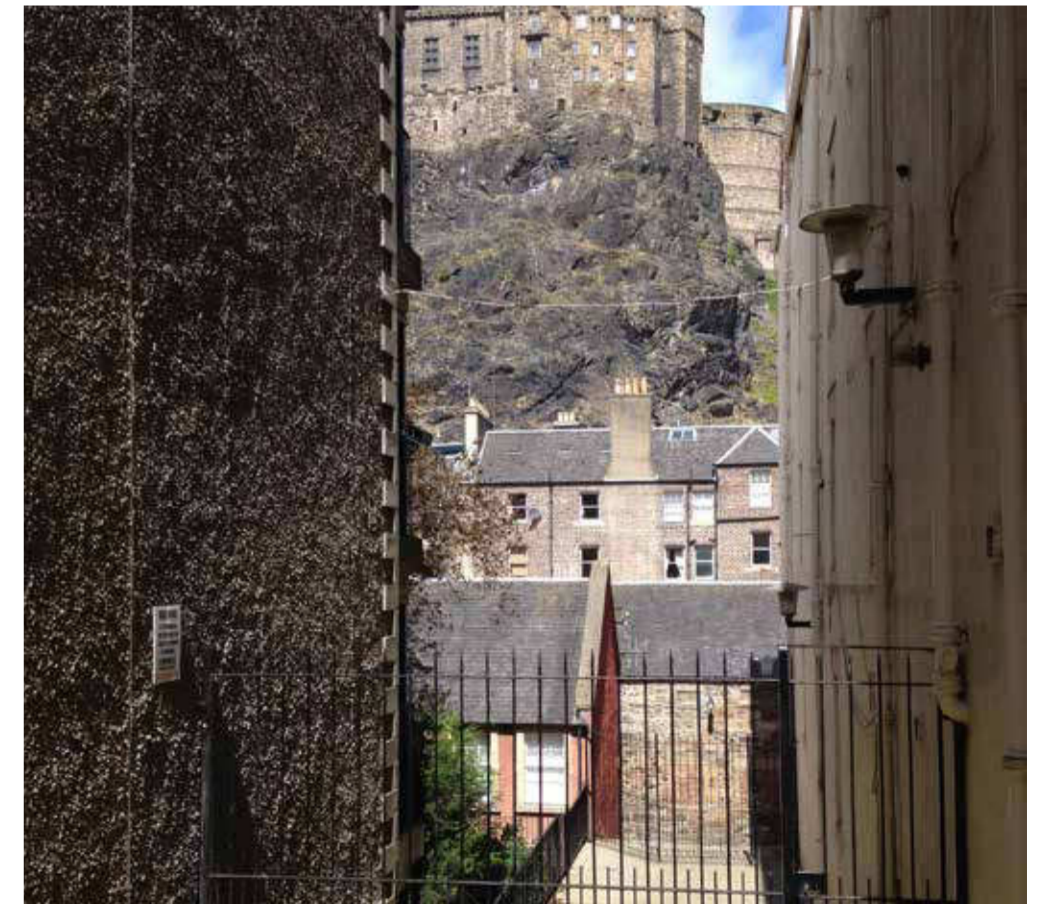
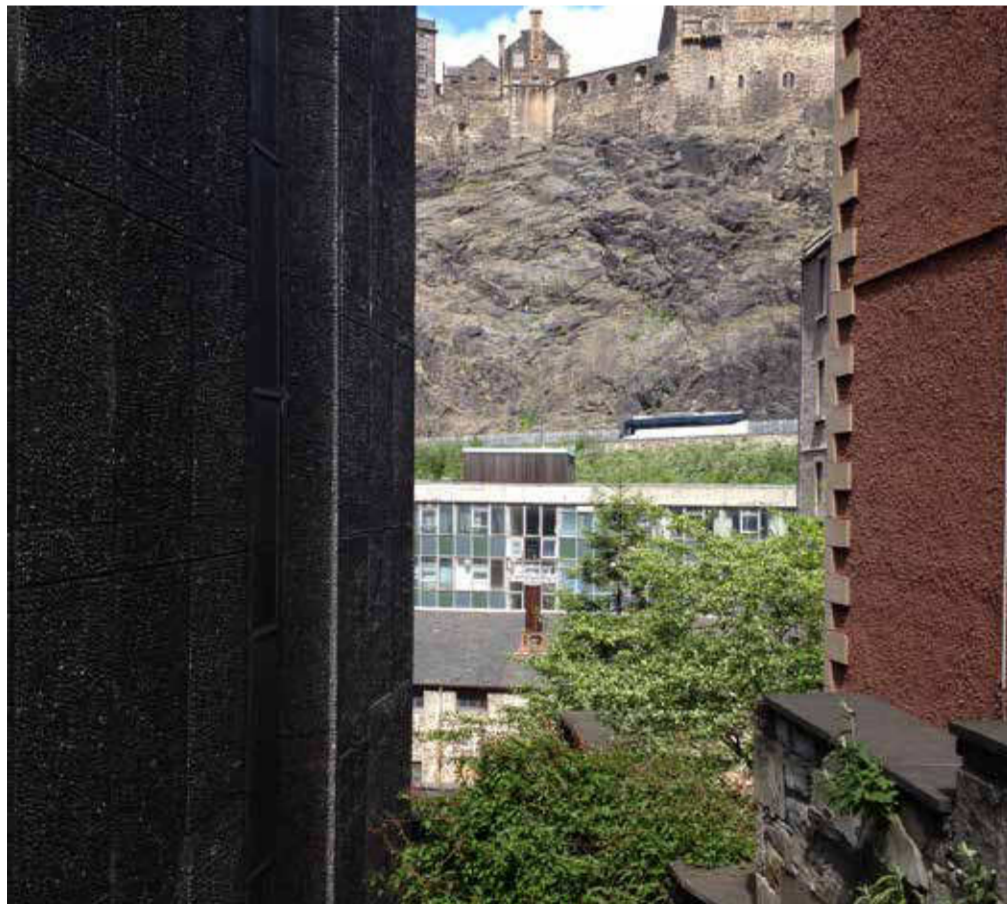
In the meantime, we would urge you to complete a feedback form following the exhibition today, and to return it to us either in the comments box provided, or email it to us at [kingstablerd@bandk.co.uk](mailto:kingstablerd@bandk.co.uk).

Your comments help us to shape the proposals for the next stage, and are most welcome.





SITE IMAGES - VIEWS THROUGH SITE





SITE IMAGES - APPROACH TO SITE

